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Part VIII

Santee Community Plan

San Diego County General Plan - 1990

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Chapter 1

Plan Elements

INTRODUCTION

The community of Santee, situated in the direct path of the eastwardly moving urban expansion of the San Diego County area, is expected to receive a substantial number of the one million new people projected to be living in the County by 1990.

Although much of the increase is, and will continue to be, the result of economic and social forces arising outside Santee's borders, it must be assumed that many of those who have chosen Santee have done so only after comparing Santee's community amenities with other parts of the San Diego Region. It would be highly unfortunate if the environment which generated this community growth were to be lost because of poor planning.

Disorderly rapid growth that often occurs in a search by families for a suburban environment can destroy the desired residential amenities. Such growth is not the desire of the citizens of Santee and would be considered the exact opposite of progress. Uncontrolled growth would be an injustice to those who voluntarily chose Santee as a place to live or to establish a business, as well as to those who will certainly choose to settle there in the future.

This seemingly unavoidable problem can be solved only by intelligent planning for orderly growth with a maximum of effective citizen participation. What is *intelligent planning* and *effective citizen participation*, and what can the two accomplish together that neither could accomplish alone to assure that orderly growth will indeed occur?

Intelligent planning is an effort to fulfill all the needs of an expanding population for public services including utilities, educational and recreational facilities, parks, transportation, flood control, etc. In order to provide these services at a minimum of expense to the taxpayers with a maximum of efficiency to consumers, and simultaneously to provide an attractive environment, the patterns of residential, commercial, industrial, and all other types of land uses must be planned carefully.

At first glance, it would appear that this task could be accomplished by competent professional planners working alone. Actually, the professionals may best be qualified to advise on desirable alternatives of growth, and on the consequences of each alternative, but the alternatives themselves are only methods for achieving community goals and the goals are meaningless unless they represent the desires of all interested segments of the community.

The Santee Citizens' Planning Committee is designed to utilize citizen involvement and is organized into an Executive Board and various technical subcommittees. The community has prepared the goals and the Plan, and has used County staff as consultants to assure professional quality.

This planning document is meant to highlight the Committee's efforts, and to serve as a guide to all interested parties, especially those who are concerned with public and private investment related to land use, public utilities, roads, streets, etc. necessary to accommodate the continued expansion and improvement of Santee's environment.

NATURE OF THE PLAN

In general, the Santee Community Plan is concerned with the total physical environment of the area encompassed by the boundaries of the Plan and is the community's declaration of its own choice as to its future environment. The Plan is intended to be dynamic and can be described as comprehensive, long range, community-wide, imaginative, and related to the rest of the County. The community's Plan is an intelligent one based on an analysis of those social, economic and ecologic forces that affect the physical environment.

Planning is a continuing process and is a means to an end, rather than an end in itself. Technological innovations in transportation, communication, scientific fields, and all other aspects of human behavior must be recognized at the time they are developed,

their effects on the Plan measured, and changes should be made in the Plan to reflect them. Specifically, a major review and updating of this Plan will be made at least every five years. In most cases, the major changes in capital investment and human employment brought on by advancing technology have originated, and will probably continue to arise, outside Santee, but the repercussions have been and will continue to be felt within the community.

In order to cope with a rapidly expanding community such as Santee, a guide in the form of a community plan is essential. This Plan, by designating areas within the community for particular land uses, does not attempt to predict when each area will partially or completely develop. The allocation of specific amounts and locations of land for various categories of use does, however, enable public agencies to determine the types and quantities of improvements that will be required prior to development. This inevitable growth can be channeled in such a manner as to assure an attractive environment and is expected to result in substantial tax savings through the efficient and functional provision of public services. These savings will unquestionably be more than enough to offset the cost to the taxpayers for the preparation of this plan.

PURPOSE OF THE PLAN

A community plan, as defined by San Diego County, has several important purposes. In general, the Santee Community Plan is concerned with all the physical, social, and economic factors which contribute to the environment of the community. The Plan is based on an in-depth analysis by the Committee of the interplay of these factors and, when adopted, will represent an official policy statement as to the manner in which Santee is expected to grow. Although it will neither cause immediate physical change, act as a zoning ordinance, nor list specific public expenditure priorities, the Plan will serve as a guide not only for County government but also for special districts, businessmen, real estate developers, church planners, private building contractors and all others concerned with the physical growth of Santee.

Specifically, the Plan will serve as a vehicle to help carry the community towards the overall goal adopted at a community meeting of the Santee Citizens' Planning Committee on November 12, 1969, which states, *"Promote the orderly growth of businesses, professional services, and industry in Santee to provide a balance with residential and recreational areas for a complete, well-planned community"* and *"plan for a projected population between 50,000 and 100,000 people."*

It is specifically the intent of the Santee Community Plan that the Plan be a guide to the zoning of property in Santee, but it is not intended that the Plan Map be a zoning map. It is intended that at the time of any rezoning application, the County shall consider not only the general land use allocation on the Plan Map, but also the goals and objectives of the Santee Plan. See page 20.

LAND USE PROJECTIONS

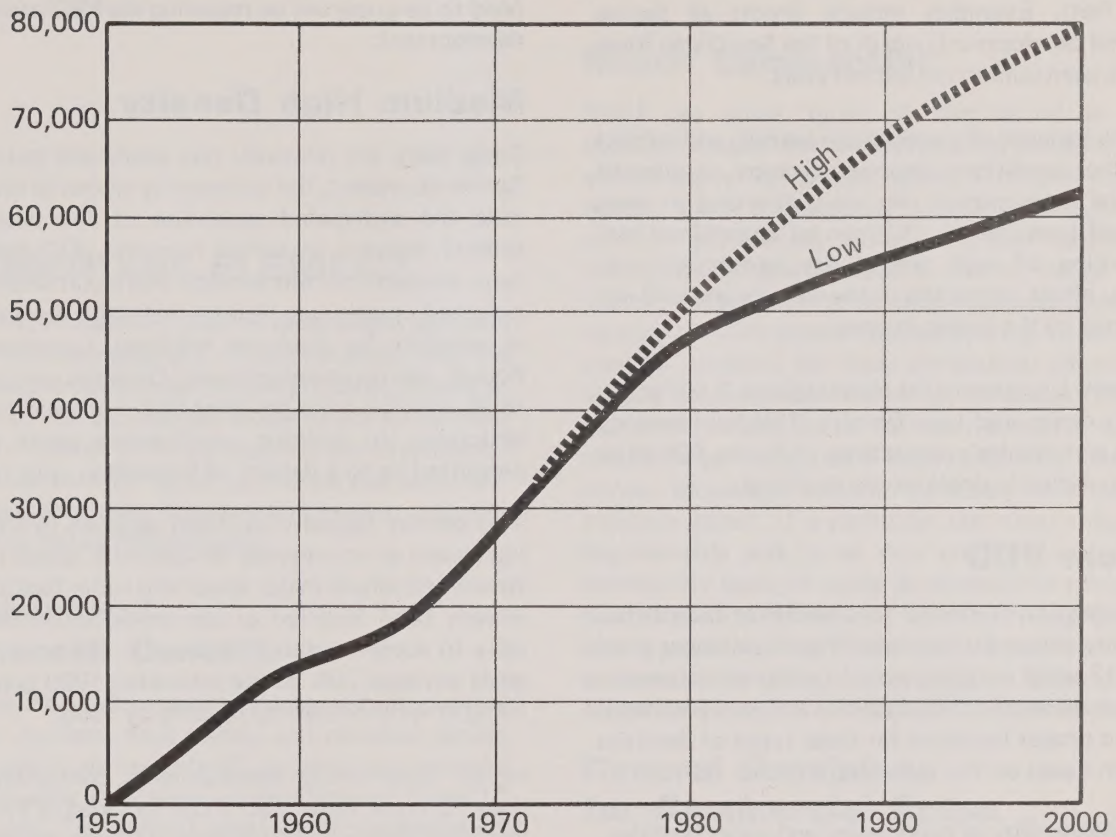
The Santee Community Plan Study Area encompasses approximately 12,313 acres. The Plan designates most of this land for future urbanization which if fully developed could easily house from 50,000 to 100,000 people. As of mid-April, 1973, the population of Santee is estimated between 35,000 and 40,000.

Construction of State Routes 52 and 125 will reduce commuting time and make Santee more accessible to both home buyers and apartment dwellers. Santee has the potential of becoming a major urban population center, and the goals indicate that the Planned Residential Development (PRD) concept should gradually replace the typical tract house as the major land use.

As Santee continues to urbanize, especially in the form of condominiums, apartments, and cluster housing, a generous amount of land should be dedicated for common use to preserve the natural beauty of existing topography, trees, streams, etc. Where possible, a system of paths through these common areas could link residential areas to shopping centers, recreational areas, and schools without the necessity for crossing major roads or streets.

There are many alternative land use plans that could meet one or more of the residential goals that are spelled out in detail on page 21. The Executive Board and the various technical subcommittees examined numerous alternative plan concepts and considered each on the basis of all the research, analyses and the goals. The need for public facilities and transportation is directly related to population; therefore, alternative locations for the various land uses were explored in depth prior to the selection of this Plan as the one recommended jointly by the community and the County Planning Department to the County Planning Commission and Board of Supervisors for approval and adoption.

Table 1 — SANTEE POPULATION PROJECTIONS



RESIDENTIAL ELEMENT

Planned Residential Development (PRD)

The PRD concept is basic to the Santee Community Plan. The intent is to encourage and facilitate PRD development. Such development permits greater flexibility and, consequently, more creative and imaginative design than generally is possible under conventional zoning and subdivision regulations. Use of the PRD concept should promote more economic and efficient use of the land and provide a harmonious variety of housing choices, a higher level of urban amenities, and the preservation of natural and scenic qualities of open spaces.

Low PRD

This category of land use is intended to allow townhouses, cluster housing, and garden apartments, as well as single family detached houses on small lots if compensating open space is provided that will maintain the overall density up to two dwelling units per gross acre. The 1500 acres designated Low (PRD) comprise

generally that hilly, rough terrain lying north of the existing Carlton Hills development and west of Cajon Park. Also included are 225 acres lying just northwest of Grossmont Community College on similarly rough terrain and another area of about 135 acres of rugged terrain southeast of Woodside Avenue and northeast of Northcote Road.

The intent of the Low PRD is to encourage development of the plateaus and some ridges and leave steep slopes in their natural undisturbed state. This classification will require the developer to make suitable provision for preservation of watercourses, wooded areas, rough terrain, and other natural features, and to relate such natural features to their surroundings in a manner that precludes severe grading. Graded areas should be planted with fire resistive shrubs. The PRD concept is not concerned with minimum lot sizes but, rather, with the number of families living on a given parcel of land. As a result, portions of the property will contain relatively high densities, and public facilities and services will have to be provided accordingly.

Low Density

This category provides for the development of the traditional small lot subdivision (6,000 to 10,000 square feet). Examples include almost all Santee residential developments north of the San Diego River that have been built in the last ten years.

Upon the issuance of a special use permit, and subject to all the conditions imposed thereby, a planned residential development may be authorized in areas designated Low Density, if it can be determined that the granting of such special use permit will not adversely affect properties in the vicinity and will not be contrary to the public interest.

A relatively large part of the planning area, 3,500 acres, has been designated Low Density. This is in keeping with the community's projections of having 60% of its 1990 population in single family dwellings.

Medium PRD

This designation is similar to Low PRD, except that the density allowed is increased from 2 units per gross acre to 12 units per gross acre. In order to assure economic provision of public facilities and services, decisions as to proper locations for these types of densities have been based on the following criteria:

- Availability of major sewer and water facilities.
- On lands basically not already subdivided or lot split into very small parcels.
- On locations with relatively low elevations.
- Near public facilities.
- Near churches and schools.
- Near commercial development.

It is these higher densities that require major capital investments which can be expensive to install and maintain. In order to offset public expense to some extent, established by County criteria which call for dedicated public streets, off-street parking, fire hydrants, night lighting, etc., the economy and efficiency of public facilities installation is promoted by clustering of residential development in open space settings, thus decreasing the length of streets.

Since mobilehome parks can be considered an interim land use, they may be allowed to locate in areas designated in this category after proper special use permits have been issued, but the density should not exceed the usual 8 dwelling units per gross acre. Single family subdivisions on lots no less than 6,000 square

feet in area are also permitted in this category without the PRD requirement, unless the land has significant historical, geographical, or ecologic characteristics that need to be preserved by requiring the PRD approach to development.

Medium High Density

Since there are relatively few apartment buildings in Santee at present, the community wishes to accommodate the anticipated expansion of this need in an orderly manner. In partial response, 610 acres have been allocated to this density. Although single family detached houses may be built under this designation, it is primarily for duplexes, triplexes, fourplexes, row houses, and garden apartments. Densities may range up to 25 dwelling units per gross acre in one and two story structures. In addition mobilehome parks may be permitted up to a density of 8 dwelling units per acre.

This density logically has been assigned to areas with high levels of commercial services with access to major streets and where major sewer and water facilities have already been installed or can be expanded economically to accommodate this density. The community's goals envisage 20% of the estimated 1990 population living in multi-residential housing by 1990.

In all multi-family developments containing more than 12 units, other than those included in PRD's, no less than 25% of the building site area should be in usable open space, trees, lawns, terraces, landscaping, etc. In all multi-family developments, containing 12 units or less, other than those included in PRD's, no less than 15% of the building site area should be in usable open space, trees, lawns, terraces, landscaping, etc. Open space in PRD's must meet the requirements of PRD ordinances adopted by the County.

Mobilehome Parks

In order to achieve maximum flexibility, mobilehome parks are allowed in both the Medium PRD and the Medium High designations instead of being designated separately. Conformance with community goals will be promoted by the application of accepted planning principles during the special use permit process at which time the exact location and physical design of mobilehome parks can be decided. In Santee, residents in mobilehome parks are not expected to exceed 20% of the expected population, as compared to the approximately 24% of the population presently living in mobilehomes.

Mobilehome Parks are to be limited in density to 8 dwelling units per gross acre but, even at 2.10 persons per unit, they will have fairly high densities. However, they will probably not generate as many school age children as other residential developments.

COMMERCIAL ELEMENT

A statement of Santee's goals for commercial activities is to be found on page 20. The commercial land use designations in the Santee Plan are primarily located to take care of the community's own needs in the most convenient manner to the greatest number of residents. The Plan shows two types of commercial activities: several Neighborhood Commercial Centers, and one Community-Retail-Office Center.

Neighborhood Commercial Centers

A Neighborhood Commercial Center should provide space for markets, drug stores, and personal service facilities which are customarily located very near the residential areas they serve on sites between 5 and 10 acres in size. The general locations of ten Neighborhood Convenience Centers are strategically located on the Plan in a manner designed to achieve maximum convenience. All residential areas lie within one mile of these Centers. Two of the Centers are already established with existing commercial uses, one at Carlton Hills Boulevard and Mission Gorge Road, and the other at Magnolia Avenue and Mission Gorge Road.

Community-Retail-Office

The uses in this Center, as the designation implies, should provide the customary facilities for comparison shopping, department stores, convenience and personal shopping facilities, restaurants, financial institutions, and space for business and professional offices. It is intended that signs be highly restricted and related only to services or products available on the premises. All uses should be in enclosed buildings. It is not necessary nor expected that all the land be in one ownership.

The Community-Retail-Office Center (50 to 60 acres) for Santee is shown on the Plan Map at the intersection of Mission Gorge Road and Cuyamaca Street. It is intended that this commercial complex become the central business and financial district of the community and provide an identifiable landmark for Santee. The site will have excellent access to all areas of the community upon completion of all proposed roads.

Minor Commercial

There are some types of commercial or quasi-commercial uses that will not need to be located in the commercially designated areas. Examples are rest homes, small convalescent hospitals, child day care centers, professional offices, medical laboratories, beauty shops, photographer's studios, minor convenience centers and other small businesses generally compatible with residential uses. It is not intended that specific locations for these commercial areas be designated on the Santee Plan Map, rather each proposal should be considered on its own merits. No such use should be permitted on a local residential street but, rather, should be required to locate on a major or collector street. If a particular use meets these basic requirements and in no way conflicts with overall community goals, it could be determined compatible and allowed to locate on a specifically approved site after a public hearing. These centers should be properly screened with walls, fences and/or landscaping to assure compatibility with adjacent residential uses.

General Provisions for Commercial Areas

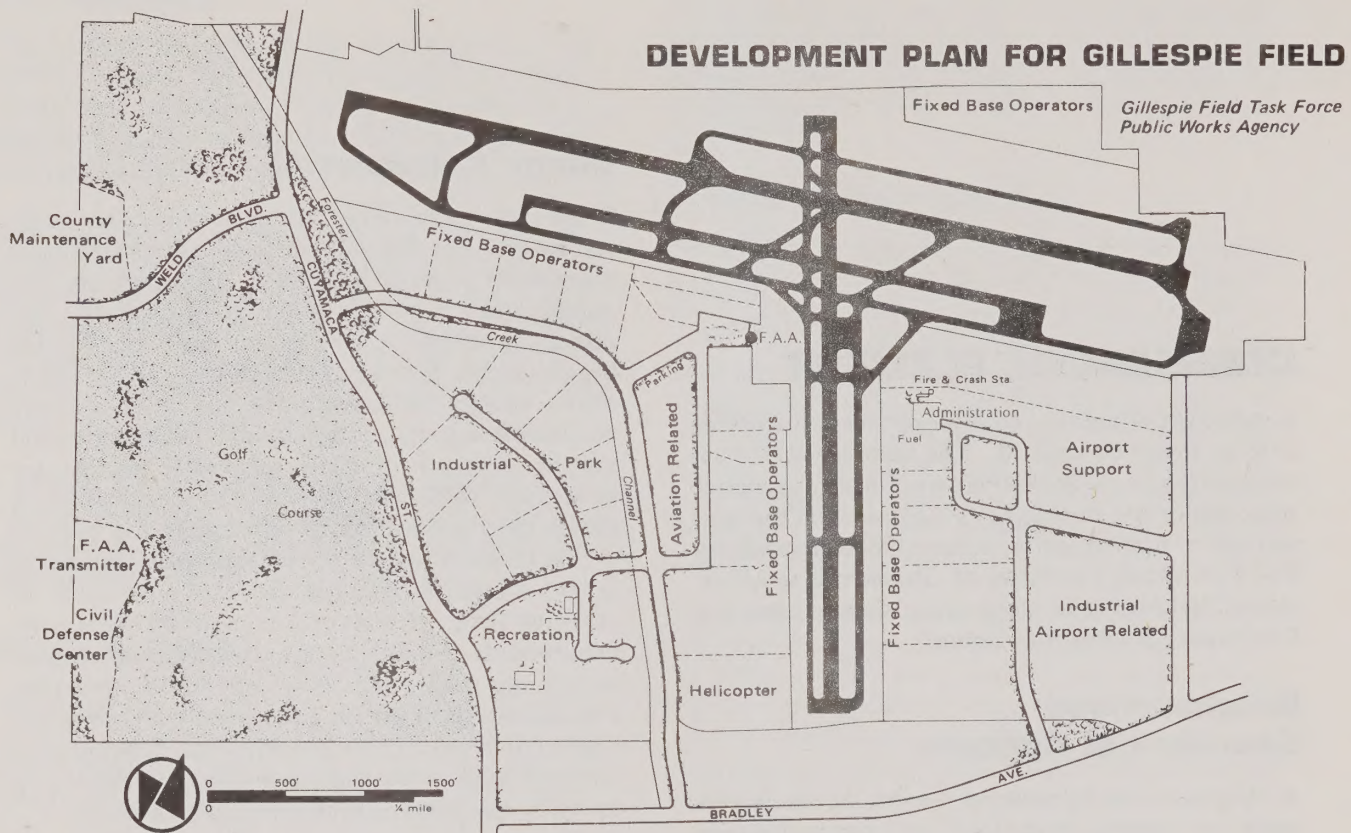
All areas designated for commercial uses should be protected from encroachment by nonbusiness developments. On the other hand, business activities should not interfere with adjacent noncommercial uses. Heavy commercial enterprises such as lumber yards, auto garages, etc., may be allowed to locate in areas designated industrial on the Plan Map, provided they are properly screened and are found to be compatible.

INDUSTRIAL ELEMENT

As stated above, Santee has grown primarily as a suburban community with most residents commuting to work outside the area. This pattern is expected to continue except for some industrial expansion in the Gillespie Field-Santee Industrial complex.

Most of the 620 acres designated industrial are in the vicinity of the Gillespie Field facility. Since the County Airport Operations Division accords top priority to aviation oriented industry, it can be assumed that this type of use may be predominant in Santee, but other types of industry may locate on other lands designated Industry on the Plan Map. These should be clean, high-income, growth industries some of which may be attracted by Santee's locational attributes and possibly some others by the market potential of San Diego County.

DEVELOPMENT PLAN FOR GILLESPIE FIELD



FUTURE URBAN ELEMENT

Land designated on the Map as Future Urban is expected to remain in its present undeveloped state for the next 10 to 15 years. The rugged northerly portion of Santee immediately north of Cajon Park falls into this category. Also, Rattlesnake Mountain east of Freeway 67, has similarly steep, rugged topography. These two areas are not needed for immediate urbanization and are not expected to develop until the more accessible areas have been utilized. Nothing in this Plan is intended to preclude urban development prior to this time in these areas; however precise Private Development Plans, reviewed by the community and all other appropriate governmental agencies, and approved by the County, must precede any such development.

OPEN SPACE ELEMENT

This category of land use has been applied to areas such as natural drainage channels, flood hazard areas, airport approach zones, and other areas that should be left open as a greenbelt system to be utilized for parks, trails, scenic drives, parkways, etc., and for the protection of steep slopes. It is not intended that open space should be the only use permitted on any one parcel of land but, rather, the designation is intended to allow *limited* development under very special circumstances so long as an overall open atmosphere to the

community is retained. Land in this category can also be reserved for recreational pursuits not normally provided by public agencies but still necessary for a balanced community recreation program.

The open space described in this section is not to be confused with, nor substituted for, the open space requirements described in the various residential categories discussed earlier.

RECREATION ELEMENT

The Parks and Recreation, Open Space, and Community Beautification Goals of the Santee Citizens' Planning Committee are based on the premise that there is a public responsibility to encourage both public and private recreational facilities. Land uses adjacent to parks should be regulated to insure compatibility with the parks.

In the public sector Santee Lakes, a unique water reclamation project, is located in an attractive setting utilizing 54 acres of water and 33 acres of land. The District is encouraged to continue and expand the use of these lakes for recreational purposes.

Santee is most pleased with the County's policy of leasing County-owned property around Gillespie Field to private or public lessees for public recreational

SPECIFIC PLANNING AREA DESIGNATION

TEXTUAL ADDITION

NOTE: The following paragraphs are intended to be added to the text of the Santee Community Plan as part of Chapter I, "Plan Elements," p. VIII-8, immediately preceding "OPEN SPACE ELEMENT."

Specific Planning Area

The Specific Planning Area land use category is intended for application to areas where more detailed planning is required prior to development. Areas suitable for the Specific Planning Area category may include any parcel or parcels, fifty acres or larger, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the Santee Community Plan.

Land should not be designated for urban development by means of the Specific Planning Area land use category unless such urbanization is consistent with the goals and criteria pertaining to the location of urban uses as found in the text of the Santee Community Plan.

Once land is designated as a Specific Planning Area no major or minor tentative subdivision maps nor reclassifications to more intensive zones shall be approved except in accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code.

Upon designation, a Specific Planning Area category shall indicate the maximum overall average residential density to be permitted by any subsequently adopted Specific Plan. Maximum overall average residential density shall be defined as the maximum allowable total number of dwelling units divided by the total number of acres being amended to the Specific Planning Area category.

The Board of Supervisors may indicate by resolution of adoption of a Specific Planning Area designation any goals, objectives, or conditions it deems appropriate. Such portions of the resolution of adoption shall become a part of the General Plan. Any Specific Plan adopted pursuant to the designation of a Specific Planning Area shall be consistent with these goals, objectives, and conditions as well as all other appropriate portions of the County General Plan.

Any zone in the San Diego County Zoning Ordinance may be found consistent with the Specific Planning Area category if such zone is specified as permissible in the Specific Plan adopted pursuant to the Plan amendment.

EXHIBIT 5
SPECIFIC PLANNING AREA DISCUSSION

EXHIBIT 5

The following map shows the location of the Specific Planning Area as shown on the map of the County of San Diego, California, and is hereby adopted as the official map of the County of San Diego, California, for the purpose of the Specific Planning Act.

Specific Planning Area

The Specific Planning Area, as shown on the map, is located in the County of San Diego, California, and is hereby adopted as the official map of the County of San Diego, California, for the purpose of the Specific Planning Act.

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purposes such as the Fletcher Hills Golf Course. The community favors continuing a leasing policy that will promote broad based public recreational interests, such as golf courses, Little League fields, etc.

There are 16 potential park sites designated on the Map. Wherever possible these parks are to be adjacent to schools so that joint use of park lands and school grounds can be made both during and after school hours. School boards are strongly urged to make school grounds available for recreational purposes both before and after school hours, on weekends, and during vacations. In this way the residents of Santee will enjoy adequate local recreational facilities at the lowest possible cost to the taxpayer.

In general, flood plains and canyons should be retained as open space, with their recreational potential developed to the fullest extent possible. Similarly, utility rights of way and all other public lands should also be utilized to their maximum recreational potential and the County should employ all possible methods for assuring coordination of such utilization. In addition, every attempt should be made to retain and maintain all trees in the Santee area and to improve and expand landscaping and tree plantings wherever possible.

CONSERVATION ELEMENT

Implementation of the Recreation and Open Space Elements of this Plan is probably the most important method for conserving, developing, and utilizing all the natural resources of the community, including water, woods, soils, streams, fish and wildlife, minerals, and other natural resources.

Since open space, including the natural vegetation and hills, and sand and gravel deposits found in the San Diego River, is the most important natural resource that Santee has, measures to conserve and enhance these aspects of the environment are woven into all other elements and implementation phases of this Plan. This is true of the Open Space Element itself, and is further reflected in the open space requirements in the residential and commercial land use designations.

The preservation of open space and the control of development will benefit all other natural resources mentioned above. Implementation of the parks and recreation goals will also aid in the conservation of open space resources. The Santee Citizens' Planning Committee will continue to support all applicable plans and regulations of a county, regional, or state-wide scope that deal with these conservation goals.

Scenic

Aesthetic and scenic considerations are inherent in all facets of the Santee Plan. Their preservation is intended

to have top priority in the processing of every proposed development. Restoration should also have top priority anywhere that a natural resource or scenic value has been allowed to deteriorate.

Water

Water is a valuable commodity in Santee. The value attached to it by the community is reflected in the Santee lakes project which is a unique pioneering water reclamation effort. In reclaiming water to be reused by the community, the Santee lakes also provide open space, outdoor recreation, and fish stocking programs.

The basic flood control goal is flood prevention in a manner that maintains the beauty of natural streams wherever economically feasible. Since flood plains are to be left open, outdoor recreation, open space, and soil conservation will all be enhanced, thus providing multiple uses for flood plain areas.

Soil

Soil erosion is a factor to be considered in all future development, especially on hillsides, and construction should be allowed only in areas where soils and topography are suitable. Very steep slopes should be left open in order to prevent soil erosion and to protect the ground cover.

Minerals

Rock, sand, and gravel extraction, while permitted, should be controlled to avoid the dangers of soil erosion, destruction of scenic values and premature depletion. Permanent uses of other types that would preclude their extraction when they are needed should not be permitted to locate over these valuable resources.

PUBLIC FACILITIES ELEMENT

One of the more important reasons for many of the land use designation decisions discussed above is to achieve a high level of economy and efficiency in the provision of public facilities, utilities, and services. Since most of these are financed by the taxpayers, the motivation behind this reasoning is obvious. However, there is more to economy and efficiency than the mere saving of a few pennies, or even many dollars. In general it may be said that the Santee Citizens' Planning Committee and, indeed, the entire citizenry, desire a high quality of facilities, services, and amenities at a reasonable cost. The Santee citizens recognize that they will be required to pay their fair share of these costs.

The active participation of the entire community in the preparation of this Plan has provided many opportunities for the citizens themselves to have a voice in the future of their community and to express graphically on the map and in the words of this text what they expect in return for their volunteer services of the past and the expenditures of their tax money in the future.

To this end, committee members and County staff have held many meetings with concerned special districts and public agencies as well as with private utilities. The contents of the following sections are based on these multi-lateral exchanges of ideas and information. The plans, policies, and procedures of the special districts, public utilities, and public agencies were studied and brought into harmony with the community's adopted goals wherever possible.

Schools and Education

Generally accepted planning principles were followed in projecting the demand for school facilities. Continued early selection and acquisition of school sites are encouraged to assure the proper location of elementary and high schools adequate in size and reasonable in public cost.

Elementary Schools

Existing Kindergarten through 8th grade (K-8) school sites are well located with the exception of the Santee School situated on Mission Gorge Road. This site is poorly located since a portion of the school is under the Gillespie Field north-south approach zone and will also face on a four lane street after Mission Gorge Road is widened. Inasmuch as such situations are hazardous to students, the Santee K-8 school should be relocated on a more suitable site. The School District sees some financial problems with immediate implementation of this goal, but concurs that this long term Plan should show a safer location.

All new schools should be located to permit safe and direct access for the maximum number of students, and walkways should be situated so as to preclude the necessity of students having to cross heavily traveled roadways.

There are currently nine K-8 schools in the Santee School District. One additional K-8 school is scheduled to open in September, 1973 and one other site has been acquired for a K-8 school.

Long term planning to implement the Santee Plan will require acquisition of five more sites for a total of 16 sites that will be needed to serve a minimum popula-

tion. of 50,000. All the existing K-8 schools and playgrounds are on sites ranging in size from 11 to 17 acres. The four new sites, and the site for the proposed relocation of the Santee K-8 school, have been indicated in a generalized manner on the Map and it is intended that approximately twelve acres should be purchased for each new site.

High Schools

At present, Santana High School is the only high school located in Santee. This high school has over 2,500 students and is located in the eastern section of the community. An enrollment of 3,000 is projected for the school year 1975-76 and gradual but steady increases thereafter. The school is on double sessions which will remain in force until additional construction and/or significant boundary changes take place. A new high school is scheduled to be opened by the Grossmont Union High School District in 1978 on an acquired site in the south-eastern corner of the old Camp Elliott property, immediately adjacent to Santee. Although this site is actually within the City of San Diego, it will serve parts of Santee. This will give Santee residents two high schools; Santana to serve the eastern section of the community and the new high school which will serve the western section. The average high school enrollment is considered to be approximately 8% of the population. Based on this percentage, two high schools of 2,500 students each would be sufficient for a population of only 50,000.

Other Community Facilities

Other public facilities required to serve the needs of Santee include fire stations, water and sewer facilities a library, a civic center, and a hospital.

Fire

Santee will need one more fire station site in addition to the existing station on Carlton Hills Boulevard and the new station on Cottonwood Avenue. The additional site will be needed in the northern part of the community near the abandoned rock quarry at a location where future Cuyamaca Street is designated to cross the divide leading into the lower valley to the north. Ultimately, these three stations will serve the community adequately.

Water

The Board of Directors of the Santee County Water District has reviewed the Santee Community Plan and found it in general agreement with District plans and projections. The Helix Irrigation District has also gone on record as foreseeing no service problems as a result of the Santee Plan.

Sewer

The existing sewage treatment plant should be capable of expanding to serve a population of 100,000. It is the intent of this plan to make possible and encourage utilization of the existing sewer mains and facilities to their maximum capacity prior to constructing expensive new major facilities.

Civic Center

Santee does not currently have a civic center-a basic public facility for any community. Providing a community civic and cultural center large enough to accommodate community meetings and social activities, and with provision for smaller meetings and events, is therefore one of the goals. The site shown on the Plan Map would fulfill this need and also provide a further sense of community identity. A new library site in Santee has a high County priority, and the Santee Plan Map indicates that a logical location for this library is adjacent to the proposed civic center.

Hospital

Santee is in the Grossmont Hospital District. There is no general hospital in Santee at present and the District has no current plans to build such a facility. The community goals call for a community hospital, either by utilizing the Grossmont Hospital District or by private enterprise. However, actual construction of a hospital is recommended only when warranted by the population of the community and surrounding areas. When such a facility is warranted, it should be located close to the center of population and should have good accessibility. It should be located in an area designated for medium PRD or Medium High Density or Commercial on the Map and should be within twenty minutes travel time of all the urban areas it will serve.

CIRCULATION ELEMENT

The overall transportation goal, which is basic to the attainment of all other goals, is the development of a system of local roads and freeway routes that will help to beautify the community and that will meet present and projected traffic and circulation needs. A public mass rapid transportation system connecting Santee to

neighboring communities and to the region as a whole should be considered in any regional system proposed in the future.

It is recommended that State Route 52, as shown on the Map, be officially adopted. It would serve the interest of the community better than the other alternatives studied because it would disrupt as few homes as possible, and it would serve as the south bank of the San Diego River Flood Channel, thus saving considerable tax money.

The location of State Route 125 is established by a freeway agreement between San Diego County and the State of California. All freeways serving Santee should be officially designated as Scenic Routes as soon as practicable.

Present problems of street access are acute in the areas north of the San Diego River Flood Plain, but they will be at least partially alleviated by the scheduled extensions of Cuyamaca Street and Mast Boulevard. Adequate internal and external street access should be required in all subdivisions. All roads in Santee should be upgraded to full urban standards.

A complete description of the goals related to circulation are to be found on page 25.

SANTEE COMMUNITY PLAN GROSS ACREAGE ALLOCATIONS

<u>LEGEND</u>	<u>ACRES</u>
Low PRD	1,500
Low	3,500
Medium PRD	1,430
Medium High	620
Greenbelt - Recreational - Open Space	1,080
Restricted Greenbelt	170
Commercial	200
Future Urban	1,770
Industrial	620
Airport	400
Public or Semi-Public	250
	<u>11,540</u>

Chapter 2

Implementation

ZONING RECLASSIFICATION

It is specifically the intent of the Santee Community Plan that the plan be a guide to the zoning of property in Santee, but it is not intended that the Plan map be a zoning map. It is intended that at the time of any rezoning application, the County shall consider not only the general land use allocation on the plan map, but also the goals and objectives of the Santee Plan, the topography, access, existing land use in the vicinity, and actual availability of all public services related to the site in question. It is intended that Santee, in order to achieve its goals, is to develop in accordance with the plan on a phased basis and that rezoning and subdivision approvals will not proceed at a pace that will seriously overtax the abilities of the community to provide adequate access and public facilities.

It is the intent of the Santee Community Plan that the map shall show the general outline of the various land use allocations. The boundaries are not intended to be precise and a reasonable transitional use of properties located at the juncture of the various allocations is encouraged. In the case of properties lying partly within one allocation and partly within other allocations, it is the intent that the property could be construed to lie wholly within any of the allocations designated on the property based on the facts in the individual case and based on the goals and objectives of the community plan.

The Santee Community Plan map is not intended to regulate each individual parcel of land. Zoning or approved tentative maps may permit or require minor variations from the specific densities shown on the Plan map if the Planning Commission or the Board of Supervisors finds that such zoning or approved tentative maps would be in conformance to the goals, objectives, and programs of the Santee Community Plan.

The Santee Community Plan map designates certain lands in either a general or specific manner for public facilities including schools, parks, civic center, fire

stations and school administration center. Some of those parcels have already been acquired by the appropriate public agency. It is the intent of the plan that these sites be retained for the public use so designated. Some of the sites are presently in private ownership. It is the intent of the Santee Community Plan that the appropriate public agency acquire and develop public facilities in the general vicinity of the area designated on the plan map. It is recognized, however, that the appropriate public agency may not have sufficient funds to acquire all of the sites immediately. It is the intent of the Santee Community Plan that all public agencies will be notified prior to the approval of any proposal by a property owner to develop or use any land designated for public facility use. It is intended that the public agencies will be given a reasonable period of time to acquire property for a public use prior to the approval of any development proposal. A firm commitment of intent to acquire shall be forthcoming within 4 months from public agency or public agency will have no hold on the private development. It is further the intent of the Santee Community Plan that in the event the public agency does not acquire the land within a reasonable period of time that private development is to occur based on the land use allocation shown on the map. In the event that no land use, other than a public facility is shown for the property, that land use permitted should be based on adjacent land use designations and the goals and objectives set forth in the Plan.

It is the intent of the Plan to harmonize the community's long range goals with both the cumulative effects of the short range pursuits of real estate developers and the current consumer demand for housing. As an indication of the relatively small amount of rezoning that may become desirable as a result of the adoption of this Plan, a comparison between the land use designations in the Plan and current zoning is revealing and is described below.

The following matrix indicates those zones in the County Zoning Ordinance which are compatible, or could be found to be compatible under certain circumstances, with the land use designations shown on the Santee Community Plan.

LAND USE ALLOCATION AND ZONING COMPATIBILITY
Santee Community Plan

	Low PRD 2 d/u	Low 5 d/u	Medium PRD 12 d/u	Medium High 25 d/u	Greenbelt- Recreation- Open Space	Restricted Greenbelt	Neighborhood Convenience Center	Community- Retail-Office	Future Urban	Industrial
A-1	*	*			○ (8)	○ (8)			*	
A-2										
A-3										
A-4										
E-2-B										
E-1	*	*							*	
E-1-A		*								
E-1-B	*	*			●	●			*	
E-1-C	*	*			●	●			*	
R-1(15)		○	*	*						
R-1		○	*	*						
R-1-B		○	*	*						
R-1-A		○	*	*						
R-2			*	○						
PRD (1-30)	○ (2)	* (5)	○ (12)	○ (25)						
R-3			●	○						
R-4			●							
R-P		●	●	*			○	○		
C							○	○		
C-1							●	●		●
C-2							●	●		●
M										○
M-1										
M-2										
M-3										*
T	*	*	*		○ (8)	○ (8)	*	*	○	*
LC										
LCA									*	

○

Those zones that are highly compatible with the intent of the land use designation and should be encouraged.

*

Those zones that are compatible with the land use designation.

●

Those zones that could be found to be compatible by the Planning Commission or Board of Supervisors under unusual or abnormal circumstances but generally are not compatible.

Those zones that are not compatible with the land use category.

Residential

Low PRD

At the present time the land designated on the Map as Low PRD is in the E-I, E-I-A, R-I, R-I-A, and R-4 zone classifications and is relatively steep in nature. It is the intent of the plan that the Low PRD designation be applied to areas of steep topography. In this manner, dwelling units can be clustered so as to protect the steeper slopes from excessive grading, while providing compensating open space for such developments. In order to implement this proposal the new PRD zone being prepared by the County will have to be adopted for future application to the areas so designated on the plan.

Low Density

There is considerable acreage on the Map designated as Low Density that is currently zoned for higher residential densities, or that is zoned commercially or industrially.

It is intended that these areas be reclassified to the most appropriate low density single family zones.

Medium PRD

Much of the area designated Medium PRD is currently in a zoning classification that is compatible with the different uses proposed to be allowed. However, there is some vacant land designated on the Map as Medium PRD that has unique geographical, historical, or ecologic characteristics that should mandate that the land be placed in the proposed PRD zone classification to assure that the goals of the Plan are achieved.

Medium High Density

As in the case of the Low Density designations described above, much of the acreage designated on the Map as Medium High is currently in some other zoning classification. It is intended that those areas in the commercial or industrial zones be reclassified to the appropriate residential classification only after the established public hearing process. However, it is expected that those areas now in low density residential classifications could be expected to be reclassified at the request of the land owners as the projected demand for higher density residential land use expands. In all cases, the County should consider the overall market for multiple dwellings and follow the goals of the Santee Plan.

An amendment to the Zoning Ordinance will be needed to provide for the 25% open space that this Plan requires in all multi-family developments, other than

PRD's, containing more than 12 units and the 15% open space in all multi-family developments, other than PRD's containing 12 units or less.

Mobilehome Parks

Since mobilehome parks are allowed in both the Medium High and the Medium PRD densities, no specific rezonings will be necessary to accommodate this particular land use. Applications for special use permits for mobilehome parks should be processed as the demand arises for more land for this purpose. The availability of public services and facilities, compatibility with adjacent uses, and the goals of this Plan, as well as market demands, should be considered during the hearing process.

Commercial

The Commercial land use designation on the Map and existing commercial zoning are quite unsimilar in that the community already has commercially zoned land in excess of needs. Of the 450 acres of land in Santee currently zoned commercial, a major portion is vacant. In addition, a portion of the property presently zoned commercial is being used for non-commercial purposes.

Although some of the commercial designations of the Map are not currently so zoned, it is not anticipated that any major rezonings will be necessary to carry out the commercial land use objections of the Plan. On the other hand, a great deal of the land in existing commercial zones will never be used for commercial purposes. Land owners should, therefore, be encouraged to apply for appropriate rezonings and to study carefully the alternative land uses available to them before the County undertakes any rezoning studies.

The map designates commercial uses to satisfy 60,000 people. It is anticipated that as the population exceeds 60,000, the map will be revised to fit the commercial needs.

There are many uses that could be profitably placed on this vacant land. The Committee has made every effort to indicate the highest and best use for this land based on extensive market studies as well as the goals of the community.

Standards for Commercial Development

The physical standards for commercial development in Santee desired by the community are set forth in the goals.

Most shopping areas will be considerably smaller than a regional center, because Santee does not now have sufficient population to support a regional shopping center. Thus site planning for commercial uses that is aesthetically pleasing becomes all the more important. In order to accomplish this, necessary ordinance amendments are recommended and will be supported. These should encourage the *center* approach to commercial development and the *strip* approach should be discouraged. A very high level of cooperation among private owners can result in attractive centers without the need for land to be all in one ownership, and this type of cooperation is to be encouraged.

Industry

There is already more industrially zoned land in Santee than the Plan envisages utilizing by 1990. Much of this excess industrial land is located in the Gillespie Field and the San Diego River Flood Plain areas and some of it is recommended for conversion to open space. The only land currently not zoned Industrial that is recommended to change to Industrial use is located on both sides of Cuyamaca Street between Buena Vista Avenue and Prospect Avenue.

Future Urban

A significant number of acres are shown on the Plan as Future Urban. It is intended that these areas be rezoned "T" Temporary as this classification recognizes that lands so zoned are suitable for urban type development but precise zoning is premature.

CAPITAL IMPROVEMENTS

Not only should implementation of the Plan influence future rezoning activity in Santee, it should also affect public works expenditures by the various county agencies and special districts operating within the planning area's boundaries. It is hoped that the meetings with these agencies as described above have paved the way for the future cooperation necessary to assure maximum return on every tax dollar spent. As an example of successful cooperation, the county has in its preliminary 1973-74 budget approximately \$541,800 for capital improvements at Gillespie Field.

Circulation

Street improvements are in two classes, the first being the select road system which is maintained by the County through State gas tax monies. The Public Works Agency of the County will budget sufficient money to be spent during the next six years for major construction projects on the following Santee Roads:

Magnolia Avenue, Mast Boulevard, Mission Gorge Road, and Cuyamaca Street. This class of improvement is contained in a 6-year Highway Program which is subject to constant review.

The second class of street improvement is the local street system which is neither part of the select system nor of the circulation element of the County General Plan.

Most local streets come into being as a result of the requirements of the County's subdivision ordinance. In areas that have developed outside the subdivision regulation, 1911 or 1913 Improvement Acts can be used to construct streets. In either case, original construction costs are assessed to benefiting properties.

This Plan recommends that construction for any new use or any new structure be allowed only on dedicated streets, and that such streets be built in accordance with the highest urban standards. Responsibility for maintenance of these streets will then be accepted by the County. Maintenance of existing streets that have not been accepted by the County can be financed through Road Improvement districts, which are formed through the initiative of private citizens. The increase in population and residential construction during the next twenty years will greatly increase the street mileage to be maintained at public expense.

Schools

Santee is served in whole or in part by the Santee School District, the Cajon Valley Union School District, the Grossmont Union High School District, and the Grossmont Community College. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvements programming. The Santee Plan provides data and makes forecasts that will be helpful in converting these programs into reality in accordance with community goals and the wishes of the citizenry. All school districts have reviewed the Plan and have assisted in selecting the general site locations shown on the map.

Fire Stations

The Santee Fire Protection District has recently erected a new \$350,000 station on Cottonwood Avenue.

Additional funds will have to be budgeted for the third site proposed on the northward extension of Cuyamaca Street, for new and replacement equipment, and for more trained firefighters.

Community Civic and Cultural Center

The proposed site for a community civic and cultural center is on land already owned by the County. The same is true of the library site. Simultaneous construction of these buildings would provide the taxpayers substantial tax saving. An appropriate budget scheme should be worked out in the immediate future through a joint effort of County agencies and the citizens' committee. The County has definitive plans for a new library building in Santee which will be at least quadruple the size of the present facility.

Parks and Recreation

Santee has great potential and need for public and private parks and recreational facilities. The Plan calls for sixteen neighborhood parks which are to be adjacent to and operated in conjunction with elementary schools to the maximum extent feasible. Neighborhood parks should have a service ratio of 1/4 mile and should serve a population of 2,000 to 5,000. Their size should be between four and ten acres.

First priority, however, is the purchase, lease, or acquisition by other means, of sufficient vacant land to provide two or more community parks. These should be on land served by major or collector streets, from 15-25 acres in size, and capable of serving 10,000 to 25,000 people. Ideally they should have a natural slope that does not exceed 10% and should be situated so that riding and hiking trails can connect them together by means of freeway underpasses, if necessary.

The funding for all this has not yet come completely into view, therefore the County should aggressively seek all available Federal and State financial sources. This Plan is an endorsement of the efforts by the County to assure County involvement in local park problems including a local park master planning program for the entire region.

As a part of the implementation program, a detailed master plan for each of the parks shown on the Santee Plan should be prepared. These plans should include precise park locations and appraised value of the land and improvements. After the plans have been approved, elections may be held to determine the method of financing and to approve a priority schedule for site acquisition and park development.

The Santee County Water District's Financial Plan Budget for 1972-73 calls for parks and recreation expenditures of \$307,381. Further study needs to be made to determine the possibility of matching some of these funds with funds from other levels of government for additional recreational purposes.

During the implementation phase of this Plan, the Santee Citizens' Planning Committee intends to continue to cooperate with government districts and agencies, such as the Santee Water District, the Flood Control District, and the various school districts, in assuring the acquisition, development and maintenance of as fine a recreation program as the community can afford.

Flood Control

There is a public responsibility to protect life and property by controlling development in lands subject to inundation. In order to accomplish this in Santee, the Citizens' Planning Committee proposes a reexamination of the Forester Creek General Plan for Flood Control Improvements for which the County and the Flood Control District propose to expend \$500,000 over a three year period. The Committee endorses the \$100,000 flood control study of the Upper San Diego River and its implementation at the earliest possible date.

Until such time as these plans and studies are translated into actual flood control projects, the Committee recommends judicious application of the Flood Plain and Flood Channel Overlay Zones to provide land use regulations in undeveloped areas on properties situated in the flood plains of rivers, creeks, streams, and watercourses. These zones permit the type of controls on development called for in Santee's goals.

A developer should be allowed to build in the flood plain if he can satisfy the requirements of the Flood Plain Zone, and if the underlying zone is made to conform to this Community Plan.

The Executive Board has adopted a formal resolution that the San Diego River flood channel shall be not less than 800 feet in width except a narrowing to 500 feet at bridge crossings if feasible and advisable from an economic and engineering standpoint. It is believed that this recommendation on the San Diego River Flood Plain meets the following criteria.

It is wide enough to preserve the general open space character of the community.

It is narrow enough to make some land available for urban development rather than lying idle.

It avoids deep concrete channels except at road crossings.

It can be planted and maintained to assure its attractiveness and will be available for riding and hiking, private and public recreation, underground water storage, and controlled sand and gravel extraction and agricultural uses where appropriate.

Wherever major urban development has already taken place, the Flood Channel Zone, which permits construction of flood control structures adequate to protect life and property, should be applied. Otherwise, the citizens of Santee expect all flood control plans and projects to conform to the adopted goals and criteria of the Santee Plan.

SPECIFIC RECOMMENDATIONS

Recommendations to the County of San Diego

Recommendation 1

The County should initiate rezoning of all property shown on the Plan as Future Urban to the "T-8" Temporary Zone. Such property should remain in this category until specific urban land use requirements are known.

Recommendation 2

The County should amend the Zoning Ordinance to establish a Planned Commercial Zone, placing emphasis on standards of development rather than uses permitted. High mandatory standards should be established for off-street parking, underground utilities, sign control, landscaping, and other amenities. Undeveloped commercially designated land should be placed in this zone as soon as possible so that compliance with these high standards would be assured.

Recommendation 3

The County should explore the legality of amending the Zoning Ordinance with reference to gasoline service stations to require a special use permit, which should be issued only after surveys of population and traffic volume have verified the need for the station at the requested location.

Recommendation 4

The County should prohibit or regulate all lot split development for urban uses.

Recommendation 5

The County should encourage, by ordinance amendment if necessary, variations in setback requirements so as to avoid monotony in subdivision development.

Recommendation 6

The County should consider revisions to the grading ordinance that would better protect the natural environment without imposing prohibitive increases in housing costs.

Recommendation 7

The County should adopt regulations requiring all open storage areas to be fenced, walled, and/or landscaped to prevent the unsightly appearance of these types of enterprises from detracting from the neighborhood and adjacent properties.

Recommendation 8

Prior to the issuance of special use permits for temporary signs or real estate billboards, the County should require appropriate performance bonds to assure removal at the expiration dates specified in the permits.

Recommendation 9

In disposing of *surplus* land in Santee, the County should give first priority to the needs of the community for park and school sites and a minimum 10 acre site for a *Community Civic and Cultural Center*. The community expects to pay its *fair* share of the cost of any *surplus* land which is acquired solely for Santee residents.

Recommendation 10

The County should not dispose of any *surplus* property except in accordance with precise development plans showing how each parcel is to be developed. This will insure quality development in accordance with Santee's goals.

Recommendation 11

The County should give high priority to the extension of Mast Boulevard from its present western terminus, in a southerly and westerly direction, to connect with Mission Gorge Road. In order to facilitate vehicular access across the San Diego River, and to relieve present bottleneck conditions, the proposed Cuyamaca Street bridge should be the first built over the San Diego River Flood Plain in Santee.

Recommendation 12

The County should initiate action to designate State Routes 125 and 52 as scenic routes as soon as feasible.

Recommendation 13

The County and the Flood Control District should ensure that the flood control plan for the San Diego River utilizes the natural flood plain, in conformance with this Plan. The Flood Plain Overlay Zone should be applied in the flood plain as soon as possible, and the underlying zones in the flood plain should be reclassified as necessary to conform to the Plan.

Recommendation 14

The County should assist the Santee Citizens' Planning Committee as it continues to meet regularly during the implementation phase of the Planning process, to review private development plans, to review suggested ordinance amendments, and to work with all other interested groups in implementing the Plan.

Recommendation 15

The Santee community recommends that the County expedite the undergrounding of public utilities and give serious consideration to Santee's needs in the next listing of priorities for such undergroundings.

Recommendations to the Community

Recommendation 16

The community should establish a beautification committee to review and make recommendations to developers as to methods that could be used to improve the appearance of new and existing developments; specifically, to plant as many new trees as possible.

Recommendation 17

The community should initiate a continuing clean-up, paint-up, junk clearance campaign and support strong junk and anti-litter legislation with built-in enforcement procedures.

Recommendation 18

The community should initiate steps to assure additional swimming pools: at least one at the community center, one at Santana High School, and one at the proposed high school.

Recommendation 19

The community should initiate the formation of a County service area with authority over parks and recreation, swimming pools, and other community services with the basic intent to implement the goals of the Santee Community Plan.

Recommendation 20

The community should formulate its own ten-year capital improvements program with appropriate priorities in accordance with adopted goals for submission to the County for its consideration.

Recommendation 21

The community should support the County in landscaping all designated major and collector roads in the community, and this landscaping should be maintained with reclaimed water where feasible.

Recommendation 22

The community should support the County in upgrading all substandard roads to full County standards, utilizing the Improvement Act of 1911 and the Municipal Improvement Act of 1913, when necessary.

Recommendations to Special Districts

Recommendation 23

The school district should promote maximum after-hours and vacation use of school grounds for recreational purposes.

Recommendation 24

The Santee County Water District is encouraged to expand recreational facilities at the Santee Lakes and other locations and extend the availability of reclaimed water for maximum use on public landscaped areas such as parkway medians, school grounds, and around public buildings.

Recommendation 25

All special districts should utilize the Plan as a basis for advance land acquisition and development.

AS PROPOSED BY THE EXECUTIVE BOARD OF THE SANTEE CITIZENS' COMMITTEE
APRIL 24, 1973

"No map shall be presented to the Planning Commission and Board of Supervisors that shows any zoning change since May 1, 1973."

2. Provide for:
A medical-dental complex possibly built with or very near a community shopping center and;
A community hospital, either as an extension of Grossmont Hospital district or as private enterprise.
3. Limit industry to "clean" types such as fabricating, assembly, research and development, construction and contracting, warehousing, and other light industry with no noxious emissions of smoke, fumes, odors, noise, vibrations, or water pollution.
4. Prepare a map of industrial development in Santee, clearly defining specific areas for industrial development and coordinating these with residential boundaries and freeway routings so as to be of utmost benefit to the community by assuring safety factors and community aesthetics.
5. Recommend more restrictive commercial and/or manufacturing zoning along major access roads in Santee to protect and enhance the appearance and atmosphere of the community.
6. Enhance Santee for industrial investments by rectifying several deterrent situations:
Correct inherent drainage problem of Forester Creek Flood Plain with modern engineering methods.
Institute cost study as soon as possible.

Plan orderly growth and expansion of industry in Santee through the comprehensive planning and expansion of Gillespie Field. Maintain the airfield's devotion to both private and business passenger service and freight cargo handling with hangars being used principally for storage and maintenance of aircraft.

Correct these two areas so that Santee may achieve its outstanding potential for having a major industrial area, with efficient commercial areas, and thus becoming a complete, comprehensive community.

RESIDENTIAL GOALS

Provide living space for those who want open space (elbow room) on the vacant land in the northern part of Santee and on the hills now vacant.

1. Reduce driving time from San Diego industrial areas to Santee by encouraging the construction of State Highway Routes 52 and 125 so that Santee will be of interest to both apartment dwellers and home buyers.
2. Encourage Santee to become an efficient higher density population center, especially adjacent to new incoming freeways. Encourage planned unit developments with open space areas.
3. Support change in zone classifications for multiples to accommodate condominiums, larger apartment sizes, and cluster housing, provided the land area is at least equal to two times the total floor area for each dwelling unit. Set aside a generous amount of common land so that these common areas can be planned to preserve the natural beauty of existing topography, trees, streams, etc. Connect these common areas with a system of paths through residential areas to shopping centers, recreational areas, and schools without the necessity of crossing roads. Reclaim water from the Santee Lakes to be used to water common areas and, where possible, provide running streams.
4. Plan for a projected population twenty years hence between 50,000 and 100,000 people, including working families and senior citizens on fixed incomes.

5. Divide the Santee planning area logically into several smaller areas because of existing development, highways, and natural barriers so that the area south of the San Diego River Flood Plain has the character of an industrial commercial area; while everything north thereof is largely residential in character.
6. Encourage residential population distribution in single family dwellings to be 60%, in mobilehome parks to be 20%, and in multiple family dwellings to be 20% by 1990.
7. Urge that mobilehome parks be built to the highest recognized standards of the industry.
8. Discourage condominium mobilehome parks.
9. Discourage residential development in the airport flight pattern by rezoning it to industrial or converting it to open space, said flight pattern being 500 feet wide and extending 3000 feet from the ends of all runways.
10. Discourage construction except on dedicated streets.
11. Deter heavy cuts and fills. Designate land having excessive slopes as open space.
12. Promote residential uses for lands east of Highway 67 north of the San Diego River and west of Olive Lane, except for conveniently located schools, shopping, and medical centers. Foster the remainder, including Gillespie Field for commercial industrial uses.
13. Encourage planned cluster housing with open space in areas adaptable to this type of development.
14. Encourage compatible temporary land usage of large land parcels as an intermediate goal.
15. Recommend variations in setbacks and sideyards to avoid monotony in tract developments and recommend that subdividers be encouraged as soon as possible to build under this provision.
16. Dissuade development for single family dwellings on lots less than 6000 square feet.
17. Establish an Architectural Control Committee to promote aesthetics of the community.

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SCHOOLS AND EDUCATION GOALS

General

Maintain a high level of public schools and education in order to serve the people of Santee and to meet the needs of a growing enrollment and population.

Goals

1. Encourage the acquisition of additional school sites early enough to insure proper location near the center of potential enrollment by school and grade.
2. Urge the relocation of the Santee Elementary School on a more suitable site.
3. Locate public schools so as to permit safe and direct access for the maximum number of students. Situate walkways in areas away from traffic flows.
4. Select a future high school site in order to insure proper location to meet existing needs and potential large enrollment.

UTILITIES AND COMMUNITY FACILITIES GOALS

General

Encourage utilities to provide the best possible service to the residents and businesses of Santee. Encourage continual evaluation and upgrading of utilities and services in order to meet the community's growing needs.

Goals

1. Coordinate planning for increased and improved utilities with residential and business growth, changing traffic patterns, new parks and recreational areas, additional schools, and general community development.
2. Advocate replacement of overhead utility distribution lines by underground facilities when it is to the public's interest and where economically feasible in accordance with a systematic long-range plan listing priorities for various parts of the area by taking advantage of the available methods by law. Utilize existing 1911 or 1913 Acts which also provide citizens with a procedure for the placement of utility lines underground where technically feasible and in conformance with the serving utilities rules then existing.
3. Improve the aesthetics of necessary above ground transformers, meters, etc.
4. Continue to develop the reclaimed water concept. When technology proves it feasible, provide water for domestic, industrial, recreational, irrigation, and fire control use. Recommend that adequate mains for reclaimed water parallel Santee's major traffic routes for irrigational use on medians. Recommend also for the grounds of schools and public buildings.
5. Improve street lighting at dedicated street intersections to provide safety for pedestrians as well as traffic flow and for easier locating of existing fire hydrants.
6. Foster trash disposal in accordance with population growth either through private enterprise or franchise.
7. Explore the franchising of Cable TV with the stipulation of fire alarm circuits integrated in the cable system.
8. Improve water storage to serve an ultimate population growth of 100,000.
9. Encourage utilities service at maximum capacity. Discourage utility lateral extension farther than one lot.
10. Provide for:
 - A conveniently located library adequate in size to serve the community.
 - A community center large enough to accomodate community meetings and social activities but with provision for smaller meetings and events.
 - Recreational facilities which provide for the special interests of adults, youths, and children's age groups, some of which should be provided by existing school facilities.
 - A medical complex which could range in size from a medical center to a full scale hospital but should include ambulance service. Construction of a hospital when warranted by population of the community and surrounding areas.
 - Public transportation from bus at present, to include helicopter in the future, to permit access to and from Santee to other major business centers.
 - Inclusion in rapid transit systems which may be developed for the Greater San Diego area.
11. Expand and improve fire and police protection proportionate to the growth of the community.

PARKS & RECREATION, OPEN SPACE, AND COMMUNITY BEAUTIFICATION GOALS

General

Recognize the trend towards an ever increasing amount of leisure time and the public responsibility to encourage both public and private recreational facilities.

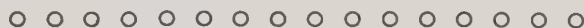
Goals

1. Seek all available Federal and State financial assistance.
2. Purchase, lease, or otherwise acquire sufficient vacant land for two or more community parks in Santee. These parks sites should be located on land served by major or collector streets, should be no less than 10 acres in size, with no more than 10% slope and located so that riding and/or hiking trails can be acquired to connect them, including provision for under passing the proposed freeway.
3. Prepare a master plan for each park that will include:
 - Appraised value of the land, including determination of the precise location based on the goals set forth above.
 - Uses of each portion of the land that will assure that facilities are available for all age groups and all income levels.
 - A ten year capital improvements program that will relate costs of improvements to the rate of population growth to assure that present owners will only be required to pay on the basis of value received.
4. Locate parks adjacent to schools so that joint use of park land and school grounds can be made both during and after school hours.
5. Urge school boards to make school grounds available for recreational purposes after school hours and on weekends and during vacations.
6. Encourage the water district to continue using and developing Santee Lakes for recreational purposes.
7. Foster compatibility of land uses adjacent to parks.
8. Provide a system of riding and hiking trails making full utilization of flood plains, publicly owned or controlled lands, and connections with Sycamore Canyon Park. Determine where the route should be, costs involved, and prepare a phased program over ten to twenty years to acquire and develop the trails. Trails should not be located in commercial or industrial areas or adjacent to dense residential areas.
9. Use flood plains and canyons to retain open space.
10. Develop a master plan of center divider landscaping and planting of all major arterials to be maintained by the County. Such a plan could be implemented by the following methods, each method to be used where most appropriate. Developers extending major arterials could be required to landscape the center dividers of such extensions.
 - Developers fronting existing major arterials could either be required to landscape a portion of the center divider or could contribute to a fund which would eventually be used to landscape larger portions of the dividers.
 - The County could develop and implement a capital improvements program for existing arterials, utilizing County funds and all available State and Federal assistance. Where feasible, other methods of center divider landscaping could also be considered.
 - Utilize utility rights-of-way and public lands to their fullest recreational potentials, the County assuring coordination of such utilization
11. Urge elimination of junk cars or related nuisances from public rights-of-way, or from any area other than properly zoned and visually screened spaces.
12. Advocate and encourage the planting of trees in the Santee area and retain those trees that do not interfere with the orderly development of the Plan.

FLOOD PLAIN GOALS

A number of detailed studies seeking alternative solutions to flooding problems in Santee are currently under way. It is not practical to establish specific goals until the results of these studies are known. Notwithstanding the results of these studies, the goals of Santee are:

1. Urge construction of flood control structure to protect life and property wherever major urban development has already taken place.
2. Determine a width of flood plain, within which no buildings will be built, that will meet the following criteria:
Wide enough to preserve the general open space character of the community.
Narrow enough to permit some land to be used for urban development rather than lying idle.
Avoidance of deep concrete channels wherever feasible.
Planted and maintained to assure attractiveness, and made available for multiple uses such as riding and hiking trails, private and public recreation, and controlled sand and gravel extraction.



TRANSPORTATION GOALS

General

Develop a system of local roads and freeway routes that will help beautify the community and meet present and projected traffic and circulation requirements. Develop a public transportation system to tie in with neighboring communities.

Goals

1. Recommend the route to be adopted for State Route 52 that will serve the best interests of the community as the main westerly entrance to Santee, providing access for existing and future commercial business, blending with existing land contours and adding to the appearance of the community.
2. Apply for State Route 125 along the Santee Lakes to be designated a Scenic Route.
3. Provide additional access to the area north of Mission Gorge Road by extending Cuyamaca and Mast Boulevards.
4. Foster use and design of informational and outdoor advertising so as to enhance rather than inhibit safety and beautification.
5. Advocate setbacks and off-street parking requirements that allow for street expansion and beautification.
6. Establish requirements for parkway development and maintenance.
7. Upgrade roads to full urban standards.

U.C. BERKELEY LIBRARIES



C101741875

Santee Community Plan



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 25 1977

UNIVERSITY OF CALIFORNIA

LOW PRD

(Up to 2 dwelling units per gross acre)

This category is designed specifically for "Planned Residential Developments." The areas designated Low PRD would permit townhouses, cluster housing, garden apartments, as well as single family detached houses on small lots as long as compensating open space is provided that will maintain overall density at 1 unit per gross acre. This classification will require the developer to make suitable provision for preservation of watercourses, wooded areas, rough terrain, and other natural features, and to relate such natural features to their surroundings in a manner that precludes severe grading.

LOW

(Up to 5 dwelling units per gross acre)

Single family detached houses on lots up to densities of 5 dwelling units per gross acre, this category provides for the development of the traditional small lot subdivision.

MEDIUM PRD

(Up to 12 dwelling units per gross acre)

This designation is similar to "Low PRD," except that the allowed density is increased from 1 unit per gross acre to 12 dwelling units per gross acre. It is intended to allow this category in areas where amenities and service facilities can be economically provided. Shopping, major street access, and availability of sewer and water are prime considerations. Height is limited to two stories. Mobilehome parks are permitted in this category but may not exceed 8 dwelling units per gross acre. Also, single family detached houses as permitted in the Low category are permitted with densities up to 5 dwelling units per gross acre unless the land has unique historical, topographical, or ecological characteristics which would necessitate a mandatory PRD approach to retain these important amenities.

MEDIUM HIGH

(Up to 25 dwelling units per gross acre)

This category provides for single family detached houses, duplexes, triplexes, fourplexes, row houses, and garden apartments up to a maximum of 25 dwelling units per gross acre. This is the apartment house density and provides for one or two story apartment houses. This designation is logically located near the central town area with access to a major street where major sewer and water facilities have been installed.

Since mobilehome parks can be considered an interim land use, they may be constructed in this category but may not exceed 8 dwelling units per gross acre. (Note: In all multi-family developments containing more than 12 units, other than PRD, no less than 25% of the building site areas should be in usable open space, trees, lawns, terraces, landscaping, etc. In all multi-family developments containing 12 units or less, other than PRD, no less than 15% of the building site areas should be in usable open space, trees, lawns, terraces, landscaping, etc. In PRD, open space should conform to any existing County PRD Ordinance.)

GREENBELT-RECREATION-OPEN SPACE

This category designates areas such as natural drainage channels, flood hazard areas, airport approach zones, and other areas that should be left open as a greenbelt system to be used for parks, golf courses, trails, agriculture, scenic drives, parkways and other open recreation areas. Land in this category can also be reserved for recreation pursuits not normally provided by public agencies but still necessary for a balanced community recreation program.

The open space described in this section is not to be confused with nor substituted for the open space requirements described in the various residential categories.

RESTRICTED GREENBELT

R

Land in this category would allow very low density residential development provided a residence could be constructed without extensive grading and if it can be made to blend into and not visually destroy the natural landscape.

MINOR COMMERCIAL

There are some types of commercial or quasi-commercial uses that normally will not locate in the commercial designations described below. Examples are rest homes, small convalescent hospitals, child day care centers, professional offices, medical laboratories, beauty shops, photographers' studios, and other small businesses generally compatible with residential uses. It is not intended that specific locations for the aforementioned uses be designated in the Santee Plan, each case should be considered on its own merits. No such use should be permitted on a residential street as designated on the Plan and should be on a parcel of no more than 5 acres. If a particular use meets these basic requirements and in no way conflicts with overall community goals, it could be determined to be compatible and allowed to locate on a specifically approved site. In all cases such uses should be screened to protect adjacent properties.

NEIGHBORHOOD CONVENIENCE CENTER

This category provides space for markets, drug stores, and personal service facilities on sites between 5 and 10 acres in size which are customarily located very near the residential areas they serve.

COMMUNITY RETAIL-OFFICE

Uses in this category are, as the designation implies, customary downtown facilities for comparison, convenience and personal shopping, and space for business and professional offices. It is intended that signs be highly restricted and related only to services or products available on the property. All uses should be in enclosed buildings.

FUTURE URBAN

Areas under this designation are expected to remain in their present undeveloped state for the next 10-15 years during which time interim agriculture or other temporary uses could be considered compatible. Should owners desire to subdivide, this plan must be revised to conform with precise development plans that may be officially approved in the future.

INDUSTRIAL

This category is suitable for industrial parks particularly adaptable to "clean" types of industry such as fabricating, assembly, research and development, construction and contracting, warehousing, and other light industries with no noxious emissions of smoke, fumes, odors, noise, vibrations, or water pollution. This category also would permit heavy commercial uses not permitted in the commercial designations above provided strict standards for performance are applied.

SITES PRESENTLY IN PUBLIC OR SEMIPUBLIC OWNERSHIP

H
HIGH SCHOOL

P
PARK

E
ELEMENTARY SCHOOL

L
LIBRARY

S
SCHOOL ADMINISTRATION

F
FIRE STATION

CC
COMMUNITY CIVIC AND CULTURAL CENTER

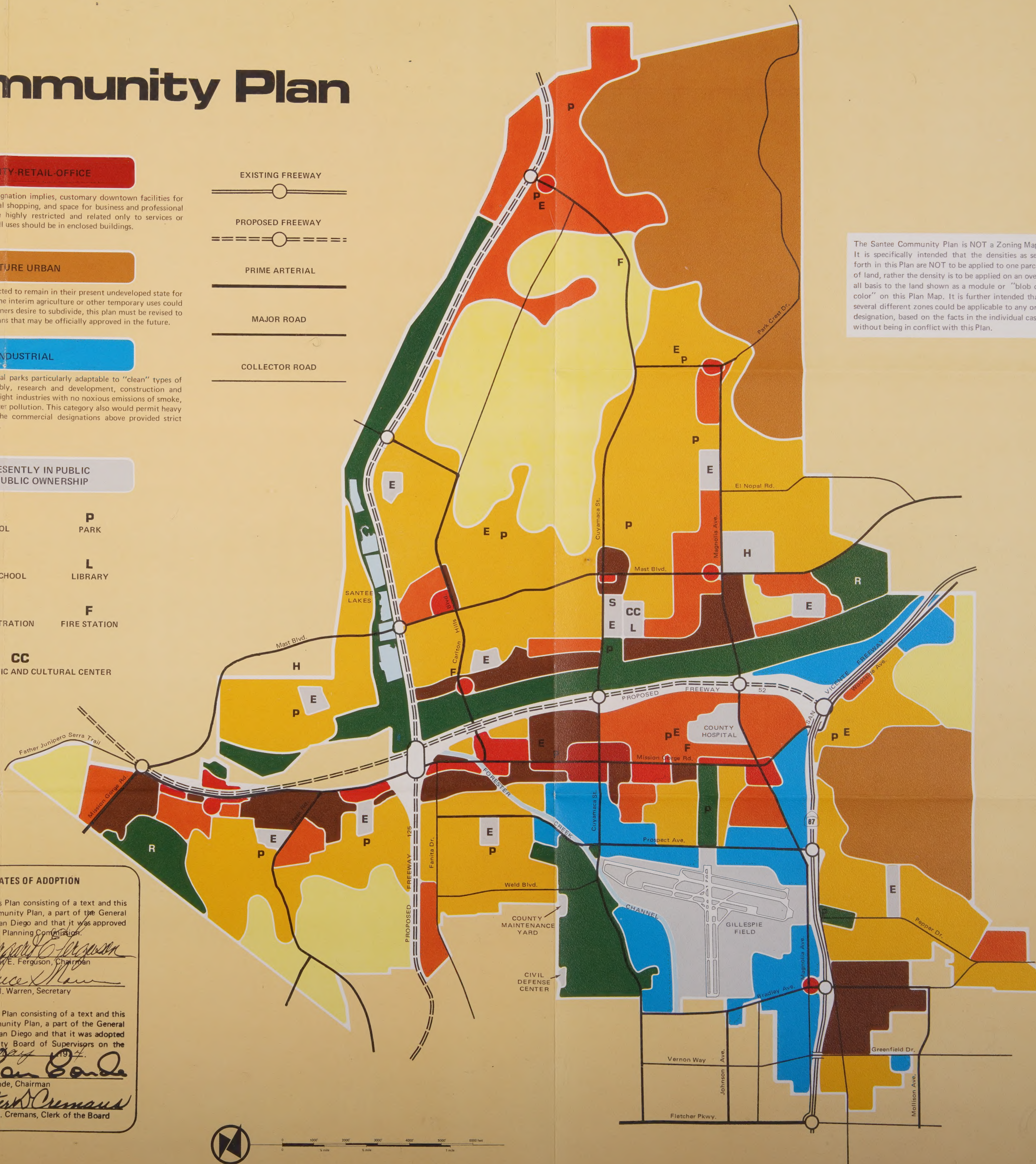
EXISTING FREEWAY

PROPOSED FREEWAY

PRIME ARTERIAL

MAJOR ROAD

COLLECTOR ROAD



The Santee Community Plan is NOT a Zoning Map. It is specifically intended that the densities as set forth in this Plan are NOT to be applied to one parcel of land, rather the density is to be applied on an overall basis to the land shown as a module or "blob of color" on this Plan Map. It is further intended that several different zones could be applicable to any one designation, based on the facts in the individual case, without being in conflict with this Plan.

CERTIFICATES OF ADOPTION

I hereby certify that this Plan consisting of a text and this map is the Santee Community Plan, a part of the General Plan of the County of San Diego and that it was approved by the San Diego County Planning Commission.

3/8/1974 Date
Margaret E. Ferguson, Chairman
Attest: Bruce H. Warren, Secretary

I hereby certify that this Plan consisting of a text and this map is the Santee Community Plan, a part of the General Plan of the County of San Diego and that it was adopted by the San Diego County Board of Supervisors on the 4th day of May, 1974.

Don Conde, Chairman
Attest: Porter D. Cremans, Clerk of the Board



SAN DIEGO COUNTY PLANNING DEPARTMENT - Community Planning Division

(Up to 12 dwelling units per gross acre)

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MEDIUM DENSITY
(Up to 25 dwelling units per gross acre)

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This category is suitable for industrial industry such as fabricating, assembly contracting, warehousing, and other light manufacturing, and other light commercial uses not permitted in the standards for performance are applied.

SITES PREPARED FOR SEMI-INDUSTRIAL USE

HIGH SCHOOL

ELEMENTARY SCHOOL

SCHOOL ADMINISTRATION

COMMUNITY CIVIC CENTER